



FY 2023-2027 Proposed Capital Improvement Program

MARCH 10, 2022



FY 2023-2027 Proposed CIP

Proposed CIP totals \$134.6 million within plan years FY 2023 – FY 2027

An additional \$186.0 million of projects are planned in future years

Cash funding commitment totals \$7.4 million or 5.5%

- 70.4% General Fund (\$5.2m) & 29.6% non-General Fund (\$2.2m)
- Assumes F&R cash funded from F&R Capital Reserve or the Fire Levy Fund Balance

Bond funding commitment totals \$112.9 million

Debt capacity at 8.2% by FY 2027

- Highest is 8.4% in FY 2025
- CIP includes the Courthouse project which would require a referendum

Tax Rate Impact – Additional 3.7 cents overall through FY27

- FY 2023 Proposed Budget supports the debt and cash needs



FY 2023-2027 Proposed CIP

Updates/Changes from FY 2022-2026 Adopted CIP:

Fire, Rescue, & Emergency Services:

- Maintains Bealeton at FY 2023 for engineering and FY 2024 for construction
- The Plains – Maintains in last planning year, FY 2027
- Upperville – Pushed out a year to Future Years, FY 2028



FY 2023-2027 Proposed CIP

Updates/Changes from FY 2022-2026 Adopted CIP:

General Services: County-wide projects

- Maintains Courthouse Renovation project based on fall 2020
- Total Costs \$55.4 million with \$5.5 million in FY 2024 and \$49.8 million in FY 2025
- 78 Lee Street Renovation project from FY 2024 and FY 2025 to FY 2026 and FY 2027

Voter referendum is required for projects greater than \$39.9 million

Courthouse Renovation project is slated for FY 2024 for \$5.5 million of the total \$55.4 million project

Referendum would occur in Fall 2022 so if passed, project could proceed in FY 2024 as currently planned

Based on BOS direction, OMB will set request for referendum as part of budget adoption resolution or adjust the project to a future year in the CIP



FY 2023-2027 Proposed CIP

Updates/Changes from FY 2022-2026 Adopted CIP:

Central Library Project:

- Updated cost estimate – project total increased from \$17.8 million to \$23.7 million
- Cost increases are due to supply chain problems, increased labor for construction, and increased cost for supplies
- Proposal moves design and engineering from FY 2023 to FY 2025
- Based on current industry trends spreads the spending across three fiscal years

Parks & Recreation

- Maintains funding for Ballfields, Greenway Trails at \$200K each year
- Rappahannock Station Phase I - no additional funding beyond current years
- Phase II of Central Sports Complex from FY 2024 to design in FY 2024 and construction in FY 2025
- Vint Hill Community Center Master Plan is funded in FY 2023 with renovations in future years



FY 2023-2027 Proposed CIP

Updates/Changes from FY 2022-2026 Adopted CIP:

Environmental Services

- Shifts the Marshall Convenience Site Improvements from Future Years to FY 2024 and FY 2025
- Survey information completed in FY 2023

Airport Projects (Local Match Only)

- Aligns with ACIP submission
- Funding is in FY 2024 and beyond

Grant/VDOT Projects

- Approved projects currently listed
- FY 2023-2024 request cycle will not begin until April/May, will update as necessary



FY 2023-2027 Proposed CIP

School Division:

Taylor Middle School: \$35.9 million – financing planned in Fall 2023

Schools is currently working through the A/E design proposals

Auburn, Kettle Run High School, and Greenville remain in future years



FY 2023-2027 Proposed CIP

School Construction and Modernization at the State

All relevant bills related to the optional local sales tax of up to 1% have been defeated in the House

House and Senate have yet to find consensus on State efforts to address the need for school construction and modernization

- Matching grant fund; would require VDOE and VDGS to maintain data on aging infrastructure throughout the state
- Unobligated state gaming proceeds would be directed to this fund
- HB 563 and SB 473 both defeated in respective houses but an important item that will continue to be addressed in conference committee



FY 2023-2027 Proposed CIP

Local Option Sales Tax for Schools

This item was defeated in its various forms on February 25 however still may be an option in conference committee

The potential to adopt a local optional sales tax for school construction would require a referendum and funding would be tied to specific projects and either the cash payment of those projects or the financing of those projects for up to 20 years.

Item would automatically sunset at the stated point; future items would each pass their own referendum

Can only be used for new debt or new items (cannot apply to debt payments)

Based on current trends 1% sales tax generates \$1.0 million per month or \$12 million a year



FY 2023-2027 Proposed CIP

Local Option Sales Tax for Schools

If approved, eligible projects would include the Taylor Middle School and the schools ongoing \$1.8 million request for capital facility needs

Assuming \$76 million dollars is required over the next 20-year period for these two projects it would require roughly \$4.5 million annually would equate to an additional sales tax of .45%

Future renovation projects could be considered for their own referendums



FY 2023-2027 Proposed CIP

Debt Service and Cash Funding Requirements

Projected Five Year Tax Increase

| Plan | FY 23 | FY 24 | FY 25 | FY 26 | FY 27 | Total |
|--------------|-----------|-----------|------------|------------|------------|-----------|
| Proposed CIP | 0.0 cents | 1.5 cents | 2.9 cents | -0.6 cents | -0.1 cents | 3.7 cents |
| Adopted CIP | 1.0 cents | 8.2 cents | -2.7 cents | 2.5 cents | n/a | 9.0 cents |

Projected Debt Capacity

| Plan | FY 23 | FY 24 | FY 25 | FY 26 | FY 27 |
|--------------|-------|-------|-------|-------|-------|
| Proposed CIP | 6.4% | 7.0% | 8.4% | 8.3% | 8.2% |
| Adopted CIP | 6.4% | 8.1% | 8.8% | 10.0% | n/a |

Outstanding Debt



| <u>Project/Loan</u> | <u>Debt Type</u> | <u>FY 2022</u> | <u>FY 2023</u> | <u>FY 2024</u> | <u>FY 2025</u> | <u>FY 2026</u> | <u>FY 2027</u> |
|---|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|
| <u>School Division Debt</u> | | | | | | | |
| Bus Lease Agreement #1 | Capital Lease | - | - | - | - | - | - |
| Auburn Middle - 2001 | VP SA Bond | - | - | - | - | - | - |
| Bus Lease Agreement #1 | Capital Lease | 44,268 | - | - | - | - | - |
| Kettle Run - 2012 | GO Bond | 2,110,000 | - | - | - | - | - |
| Bus Lease Agreement #1 | Capital Lease | 73,257 | 14,764 | - | - | - | - |
| Auburn/Thompson - 2003 | VP SA Bond | 1,160,000 | 580,000 | - | - | - | - |
| Liberty High HVAC - 2004 | VP SA Bond | 555,000 | 370,000 | 185,000 | - | - | - |
| Liberty/Thompson/Cedar Lee - 2005 | VP SA Bond | 2,300,000 | 1,725,000 | 1,150,000 | 575,000 | - | - |
| Bus Lease Agreement #1 | Capital Lease | 424,537 | 307,766 | 187,429 | 63,418 | - | - |
| Bus Lease Agreement #2 | Capital Lease | 570,682 | 448,438 | 323,625 | 196,190 | 66,078 | - |
| Kettle Run Refundings - 2012 | GO Bond | 8,585,000 | 8,475,000 | 6,285,000 | 4,140,000 | 2,045,000 | - |
| Kettle Run/Greenville - 2007 | GO Bond | 10,205,000 | 8,500,000 | 6,800,000 | 5,100,000 | 3,400,000 | 1,700,000 |
| Fauquier High - 2011 | VP SA Bond | 5,000,000 | 4,440,000 | 3,885,000 | 3,330,000 | 2,775,000 | 2,220,000 |
| Fauquier High - 2012 | VP SA Bond | 6,580,000 | 6,110,000 | 5,615,000 | 5,090,000 | 4,540,000 | 3,970,000 |
| Fauquier High - 2013 | VP SA Bond | 2,335,000 | 2,185,000 | 2,030,000 | 1,865,000 | 1,690,000 | 1,510,000 |
| Cedar Lee Middle School - 2023 | VP SA Bond | - | 15,790,000 | 15,245,000 | 14,670,000 | 14,070,000 | 13,435,000 |
| Total School Division Outstanding Debt | | \$ 39,942,744 | \$ 33,155,967 | \$ 26,461,054 | \$ 20,359,608 | \$ 14,516,078 | \$ 9,400,000 |

County Debt

| | | | | | | | |
|---------------------------------------|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| New Baltimore | Revenue Bond | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Ambulances | Capital Lease | - | - | - | - | - | - |
| Public Safety Radio | Capital Lease | 1,646,953 | 1,269,704 | 886,214 | 496,378 | 100,092 | - |
| Public Safety Radio | Capital Lease | 2,174,728 | 1,906,025 | 1,631,055 | 1,349,672 | 1,061,727 | 767,067 |
| Vint Hill Waste Water Treatment Plant | Revenue Bond | 2,775,000 | 2,490,000 | 2,190,000 | 1,870,000 | 1,535,000 | 1,180,000 |
| Central Sports Complex | VRA Bond | 8,120,000 | 7,805,000 | 7,470,000 | 7,120,000 | 6,750,000 | 6,360,000 |
| Catlett-Calverton | evolving Loan Fur | 6,037,380 | 5,682,240 | 5,327,100 | 4,971,960 | 4,616,820 | 4,261,680 |
| Total County Outstanding Debt | | \$ 20,754,062 | \$ 19,152,969 | \$ 17,504,368 | \$ 15,808,010 | \$ 14,063,639 | \$ 12,568,747 |

Environmental Services Debt

| | | | | | | | |
|--|--------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Landfill Expansion | Revenue Bond | \$ 70,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Transfer Station | Revenue Bond | \$ 2,175,000 | \$ 1,955,000 | \$ 1,725,000 | \$ 1,480,000 | \$ 1,480,000 | \$ 1,225,000 |
| Landfill Refinancing - 2021 | Revenue Bond | 5,415,000 | 5,335,000 | 5,180,000 | 5,030,000 | 4,875,000 | 4,460,000 |
| Landfill Closure and Leachate Projects | Revenue Bond | 12,340,000 | 11,950,000 | 11,540,000 | 11,110,000 | 10,660,000 | 10,185,000 |
| Total Environmental Services Outstanding Debt | | \$ 20,000,000 | \$ 19,240,000 | \$ 18,445,000 | \$ 17,620,000 | \$ 17,015,000 | \$ 15,870,000 |

Fire and Rescue Debt

| | | | | | | | |
|---|-----------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Orlean | VRA Bond | \$ 4,055,000 | \$ 3,895,000 | \$ 3,725,000 | \$ 3,550,000 | \$ 3,365,000 | \$ 3,170,000 |
| Catlett | VRA Bond | 3,290,000 | 3,170,000 | 3,045,000 | 2,915,000 | 2,775,000 | 2,630,000 |
| Remington | VRA Bond | 2,505,000 | 2,415,000 | 2,320,000 | 2,220,000 | 2,115,000 | 2,005,000 |
| New Baltimore | USDA Loan | 4,219,143 | 4,093,351 | 3,962,841 | 3,827,438 | 3,686,957 | 3,541,208 |
| Warrenton | USDA Loan | 2,349,738 | 2,294,212 | 2,236,395 | 2,176,193 | 2,113,508 | 2,048,238 |
| Warrenton | USDA Loan | 823,081 | 805,457 | 787,062 | 767,862 | 747,822 | 726,905 |
| Total Fire and Rescue Outstanding Debt | | \$ 17,241,962 | \$ 16,673,020 | \$ 16,076,298 | \$ 15,456,493 | \$ 14,803,287 | \$ 14,121,350 |



Outstanding Debt

| | <u>FY 2022</u> | <u>FY 2023</u> | <u>FY 2024</u> | <u>FY 2025</u> | <u>FY 2026</u> | <u>FY 2027</u> |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Total Outstanding Debt | \$ 97,938,768 | \$ 88,221,956 | \$ 78,486,721 | \$ 69,244,111 | \$ 60,398,003 | \$ 51,960,097 |
| Total Outstanding Debt - Part of Debt Capacity Calculation | \$ 77,938,768 | \$ 68,981,956 | \$ 60,041,721 | \$ 51,624,111 | \$ 43,383,003 | \$ 36,090,097 |
| % School Debt | 51.2% | 48.1% | 44.1% | 39.4% | 33.5% | 26.0% |
| % County Debt | 26.6% | 27.8% | 29.2% | 30.6% | 32.4% | 34.8% |
| % Fire and Rescue Debt | 22.1% | 24.2% | 26.8% | 29.9% | 34.1% | 39.1% |

Debt Service Payments



| <u>Description</u> | | <u>FY 2022</u> | <u>FY 2023</u> | <u>FY 2024</u> | <u>FY 2025</u> | <u>FY 2026</u> | <u>FY 2027</u> |
|--|---------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <u>School Division Debt Service</u> | | | | | | | |
| Bus Lease Agreement #1 | Capital Lease | 47,405 | - | - | - | - | - |
| Auburn Middle - 2001 | VPSA Bond | 328,160 | - | - | - | - | - |
| Bus Lease Agreement #1 | Capital Lease | 59,536 | 44,652 | - | - | - | - |
| Kettle Run - 2012 | GO Bond | 2,257,000 | 2,152,200 | - | - | - | - |
| Bus Lease Agreement #1 | Capital Lease | 59,281 | 59,281 | 14,820 | - | - | - |
| Auburn/Thompson - 2003 | VPSA Bond | 653,950 | 624,370 | 594,790 | - | - | - |
| Liberty High HVAC - 2004 | VPSA Bond | 214,438 | 206,275 | 197,765 | 189,255 | - | - |
| Liberty/Thompson/Cedar Lee - 2005 | VPSA Bond | 699,775 | 670,450 | 642,563 | 615,394 | 588,225 | - |
| Bus Lease Agreement #1 | Capital Lease | 128,758 | 128,758 | 128,758 | 128,758 | 64,379 | - |
| Bus Lease Agreement #2 | Capital Lease | 253,671 | 253,671 | 253,671 | 253,671 | 253,671 | 126,836 |
| Kettle Run Refundings - 2012 | GO Bond | 258,608 | 256,716 | 2,316,936 | 2,234,655 | 2,148,191 | 2,062,587 |
| Kettle Run/Greenville - 2007 | GO Bond | 2,256,145 | 2,175,584 | 2,090,150 | 2,003,450 | 1,916,750 | 1,830,050 |
| Fauquier High - 2011 | VPSA Bond | 1,225,000 | 985,000 | 980,000 | 980,000 | 980,000 | 980,000 |
| Fauquier High - 2012 | VPSA Bond | 752,853 | 749,623 | 750,256 | 754,501 | 752,358 | 749,778 |
| Fauquier High - 2013 | VPSA Bond | 241,603 | 244,280 | 241,579 | 243,499 | 244,914 | 240,950 |
| Cedar Lee Middle School - 2023 | VPSA Bond | - | 1,089,527 | 1,089,315 | 1,091,035 | 1,086,366 | 1,090,183 |
| Total School Division Debt Service | | \$ 9,436,182 | \$ 9,640,386 | \$ 9,300,603 | \$ 8,494,218 | \$ 8,034,854 | \$ 7,080,383 |

County Debt Service

| | | | | | | | |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Ambulances | Capital Lease | 86,956 | - | - | - | - | - |
| Public Safety Radio | Capital Lease | 402,013 | 402,013 | 402,013 | 402,013 | 402,013 | 100,503 |
| Public Safety Radio | Capital Lease | 441,428 | 441,428 | 441,428 | 441,428 | 441,428 | 441,428 |
| Vint Hill Waste Water Treatment Plant | Revenue Bond | 434,097 | 419,916 | 419,925 | 424,038 | 422,253 | 424,572 |
| Central Sports Complex | VRA Bond | 646,175 | 645,416 | 648,759 | 646,206 | 647,756 | 648,281 |
| Catlett-Calverton | Revolving Loan Fund | 355,140 | 355,140 | 355,140 | 355,140 | 355,140 | 355,140 |
| Total County Debt Service | | \$ 2,365,809 | \$ 2,263,913 | \$ 2,267,266 | \$ 2,268,825 | \$ 2,268,591 | \$ 1,969,925 |

Environmental Services

| | | | | | | | |
|--|--------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Landfill Expansion | Revenue Bond | \$ 69,778 | \$ 71,669 | \$ - | \$ - | \$ - | \$ - |
| Transfer Station | Revenue Bond | 304,819 | 303,800 | 302,269 | 305,097 | 302,284 | 40,750 |
| Landfill Refinancing - 2021 | Revenue Bond | 192,890 | 195,446 | 269,652 | 263,471 | 266,990 | 523,557 |
| Landfill Closure and Leachate Projects | Revenue Bond | 213,021 | 847,613 | 847,113 | 845,588 | 843,038 | 844,334 |
| Total Environmental Services Debt Service | | \$ 780,507 | \$ 1,418,528 | \$ 1,419,034 | \$ 1,414,156 | \$ 1,412,311 | \$ 1,408,641 |

Fire and Rescue Debt

| | | | | | | | |
|---|-----------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Orlean | VRA Bond | \$ 328,450 | \$ 330,506 | \$ 332,050 | \$ 328,209 | \$ 328,984 | \$ 329,247 |
| Catlett | VRA Bond | 252,578 | 251,556 | 250,278 | 248,744 | 251,825 | 249,522 |
| Remington | VRA Bond | 189,703 | 190,219 | 190,478 | 190,481 | 190,228 | 189,719 |
| New Baltimore | USDA Loan | 284,010 | 284,010 | 284,010 | 284,010 | 284,010 | 284,010 |
| Warrenton | USDA Loan | 152,453 | 152,453 | 152,453 | 152,453 | 152,453 | 152,453 |
| Warrenton | USDA Loan | 53,634 | 53,634 | 53,634 | 53,634 | 53,634 | 53,634 |
| Total Fire and Rescue Debt Service | | \$ 1,260,828 | \$ 1,262,378 | \$ 1,262,903 | \$ 1,257,531 | \$ 1,261,135 | \$ 1,258,585 |



Debt Service Payments

| Description | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| Total Outstanding Debt | \$ 13,843,327 | \$ 14,585,205 | \$ 14,249,805 | \$ 13,434,730 | \$ 12,976,890 | \$ 11,717,533 |
| Total Outstanding Debt - Part of Debt Capacity Calculation | \$ 13,062,819 | \$ 13,166,677 | \$ 12,830,772 | \$ 12,020,574 | \$ 11,564,579 | \$ 10,308,892 |

| | | | | | | |
|------------------------|-------|-------|-------|-------|-------|-------|
| % School Debt | 72.2% | 73.2% | 72.5% | 70.7% | 69.5% | 68.7% |
| % County Debt | 18.1% | 17.2% | 17.7% | 18.9% | 19.6% | 19.1% |
| % Fire and Rescue Debt | 9.7% | 9.6% | 9.8% | 10.5% | 10.9% | 12.2% |

| Description | Debt Type | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Existing Debt Service - Schools | All School Existing | \$ 9,436,182 | \$ 9,640,386 | \$ 9,300,603 | \$ 8,494,218 | \$ 8,034,854 | \$ 7,080,383 |
| Projected Debt Service - Schools | Proposed CIP | - | - | 2,934,008 | 2,875,642 | 2,817,276 | 2,758,911 |
| Existing Debt Service - County | All County Existing | \$ 2,365,809 | \$ 2,263,913 | \$ 2,267,266 | \$ 2,268,825 | \$ 2,268,591 | \$ 1,969,925 |
| Projected Debt Service - County | Proposed CIP | - | - | 1,226,242 | 5,116,152 | 5,856,149 | 7,142,319 |
| Existing Debt Service - Env. Services | All Env Services Existing | \$ 780,507 | \$ 1,418,528 | \$ 1,419,034 | \$ 1,414,156 | \$ 1,412,311 | \$ 1,408,641 |
| Projected Debt Service - Env Services | Proposed CIP | - | - | - | 36,125 | 107,472 | 105,667 |
| Existing Debt Service - Fire & Rescue | All County Existing | \$ 1,260,828 | \$ 1,262,378 | \$ 1,262,903 | \$ 1,257,531 | \$ 1,261,135 | \$ 1,258,585 |
| Projected Debt Service - Fire & Rescue | Proposed CIP | - | - | 78,345 | 348,635 | 340,801 | 332,966 |
| Total Projected Debt Service | | \$ 13,843,327 | \$ 14,585,205 | \$ 18,488,400 | \$ 21,811,284 | \$ 22,098,588 | \$ 22,057,396 |
| Total Projected Debt Service - Part of Debt Capacity Calculation | | \$ 13,062,819 | \$ 13,166,677 | \$ 17,069,367 | \$ 20,361,003 | \$ 20,578,805 | \$ 20,543,088 |

Note: Debt Service does not include offsets from VPSA or QSCB credits.

| | | | | | | |
|--------------------------------|-------|-------|-------|-------|-------|-------|
| % School Debt Service | 72.2% | 73.2% | 71.7% | 55.8% | 52.7% | 47.9% |
| % County Debt Service | 18.1% | 17.2% | 20.5% | 36.3% | 39.5% | 44.4% |
| % Fire and Rescue Debt Service | 9.7% | 9.6% | 7.9% | 7.9% | 7.8% | 7.7% |



Debt Issuance and Management Policy

Current policy outlines the funding for a capital reserve which is funded through the allocation of 50% of unrestricted fund balance will be allocated at year-end

Funding is to be used for future capital related needs as approved by the Board of Supervisors

This currently applies to the General Fund and the Fire and Rescue Levy Fund and could formally be applied to the Schools

Staff recommendation would be to restrict the use of carryover funding for on-going items for the Fire and Rescue Levy Fund and School Operating fund

Based on the direction of the Board the policy can be revised as part of the budget adoption



Discussion Topics

Fauquier County Fairgrounds Building Addition

March 4 Work Session Follow up items

Questions and Discussion

FY 2023 – FY 2027

Capital Improvement
Program



Project Details



Bealeton Fire and Rescue Station

\$4.65m: \$300k in FY 2023, \$4.35m in FY 2024

Constructs new F&R station on proffered site.

- 3.39 acres of land, rough graded with utilities to parcel boundary
- VFRA assumes 18,610 sqft facility with 5 apparatus bays based on Orlean station design

Monetary Proffers, upon issuance of occupancy permit

- Base amount of \$3,003 per residential unit
- Additional \$1,000 per residential unit and \$500 per attached residential unit for Station construction

Opening of Station would require additional staffing

Strategic Plan: Priority 2





Marshall Fire and Rescue Station

\$4.65m: \$1.16 FY 2027, \$3.49m in Future Years

Strategic Plan: Priority 2

Construction of the Volunteer Fire & Rescue Station (combining two stations)

- Provides adequate facilities for 24-hour staffing in one location for the Marshall area.
- One building would house both fire & rescue, which is currently operated in two separate facilities.
- The building could also act as a shelter in weather-related storms.



The Plains Fire and Rescue Station

\$5.79m: \$300k FY 2026, \$5.49m Future Years

Renovation and addition to existing station

- Demo of previous addition and construction of new 15,125 sqft addition
- Updated facility would include 5 apparatus bays, 5,950 sqft operations and living area
 - 5 bunk rooms for 10 overnight occupants
 - Maintains 2nd floor of existing building used as Town community and meeting room



Strategic Plan: Priority 2



Upperville Fire and Rescue Station

\$3.8m: Future Years

Maintains existing budget amount/scope

Ultimate project scope TBD



Strategic Plan: Priority 2



Southern Fire and Rescue Station

\$7.1m: \$300k FY 2019 and \$6.78 million Future Years

Strategic Plan: Priority 2

Placeholder Project, Site TBD with \$300k in FY 2019

Overall funding level based on Bealeton Station, as a placeholder



Fire and Rescue Training Facility

\$2.25m: Future Years

Strategic Plan: Priority 2

Placeholder project to centralize fire and rescue training facilities

- Classroom and practical training functions
- Allow for administrative space

Current training provided for at various locations including Stations and SIM lab at Armory



Public Safety Building

\$25.0m: Future Years

Strategic Plan: Priority 2

Placeholder project to centralize all public safety operations (DFREM and Sheriff's Office)

- Relocate all offices into one facilities within the Town of Warrenton
- Remodel or expansion of a County-owned structure or construction of a new facility

Currently DFREM and the Sherriff's Office are housed across multiple different buildings



Stafford Property – Joint Use Facility

\$46.3 million: \$700K prior year; \$45.6m Future Years

- Previously spent \$700k on master plan, prelim. design, and water/well exploration

Development of the 200+ acre Stafford Property site

- Project site work including entrance, roadway, water storage tank, and buildings/offices
- Construction of buildings for relocation of the General Services (GS) Complex/ Manor Court facilities



Strategic Plan: Priority 3.5



Courthouse Renovations

\$55.4m: \$5.54m FY 2024, \$49.8m FY 2025

Strategic Plan: Priority 3.5

\$93,000 in Prior Years

Project would consolidate all Circuit and Juvenile & Domestic Relations Court services into the Circuit Courthouse

Costs based on presentations to BOS during Fall 2020 work session

Requires Board direction on a referendum for Fall 2022 to allow project to proceed under current timeline



78 Lee St Renovation/Expansion

\$4.5m: \$500k FY26, \$4.0m FY 2027

- Renovation and Expansion (10,000 sqft) to existing 19,000 sqft structure
- Renovation to address current fire code & access requirements under ADA, HVAC replacement
- Expansion will provide office space for an additional 35 employees
- Expansion completed prior to renovation to stage project and reduce operational impacts



Strategic Plan: Priority 3.5



School/County Office Space

\$11 million: Future Years

Strategic Plan: Priority 3.5

Placeholder project for general office space for the County and School Division

Project scope would be determined based on review of existing and future office space needs

Project could include new construction or renovation of existing and/or acquired facilities



Central Library

\$23.7m: \$1.39m in FY 2025, \$14.43m FY 2026, \$7.39m in FY 2027

- Costs updated Fall 2021 and increased due to market/labor conditions and supply chain issues
- 30,000 sqft two-story library facility
- 1.61 total acres site
- 89 surface parking spaces

Cash funding would be dependent on the level of cash commitment by the County



Existing Site





New Baltimore Library

\$14.4m: \$426k prior year, \$13.96m Future Years

- Construction of 15,000 sqft facility on proffered site
- Design work completed for this site
- Project costs based on Central Library and updated Fall 2021



Proffered site adj. to
Auburn Middle School



Ball Fields/Trails/Playgrounds

\$2.0m: \$200k/year in FY 2023 through FY 2027

Strategic Plan: Priority 3.3

- Cash funding

Funding utilized for:

- Ongoing renovation and/or repair public ball fields
- Development of greenway and trails projects (including matching funds for grants)
- Expansion, upgrade, or construction of existing or new playgrounds



Central Sports Complex

\$19.1m: \$13.8m in Prior Years, \$520k in FY 2024, \$4.68m in FY 2025

FY 2024 and FY 2025 funding utilized for:

- Central Sports Complex Phase II
- Utilities to support the park; geo-tech, water & wastewater infrastructure, ballfield light system, restrooms, irrigations/well
- Future operating costs for maintenance and upgrade is estimated at \$100,000 and will be phased in over multiple budget years



Strategic Plan: Priority 3.3





Northern Swimming Pool

\$6.0m: Future Years

Strategic Plan: Priority 3.3

Provides for a public swimming pool in northern end of County, per Mellon Estate agreement

Two potential sites:

- Next to Marshall Community Center
- Proffered site – P&R reviewing feasibility of this site



Vint Hill Community Center & Theater Renovation/ADA Work

\$2.3m: 123K in FY 2023, \$2.2m in Future Years

VH Community Center

- Renovations to address ADA accessibility issues, including expansion of 5,000 sqft including weight room, meeting room, dance/fitness studio, restrooms, and lobby

VH Theater

- Renovations to address ADA accessibility issues, including expansion of 2,000 sqft to renovate lobby and add ADA restrooms

FY 2023 funding is for Vint Hill Master Plan



Strategic Plan: Priority 3.3



Marshall Community Center

\$1.89m: Future Years

Provides for design and construction of an addition and renovation to facility

- Address safety and functional issues
- Addition will include a main lobby to correct drainage and access between two sections of building
- Address ADA accessibility issues



Five-Year Plan Impact: \$0



Southern Fauquier Recreation Complex

\$15.98m: \$881k PY (land purchase), \$100k in FY 2027, \$15m in Future Years

Previously Southern Sports Complex, Southern Community Center, and Southern Swimming Pool projects – now combined

- Ultimate design TBD
- Project provides for the installation of infrastructure for sports complex (roads/parking/utilities/restrooms), allows for construction of sports fields
- Still seeking to institute partnership with County sports leagues
- Proposed community center with gymnasium, classrooms, meeting space, and recreational facilities
- User fees would partially offset annual operating costs TBD



Strategic Plan: Priority 3.3



Rappahannock Station – Phase I

\$1.0 million in prior years

Prior Year includes preliminary design and/or river access at alternate site

- FY 2021 included final design and construction which includes river access, historical interpretation kiosks, trails, and picnic facilities



Strategic Plan: Priority 3.4



Landfill/Transfer Station Long-Term Development & Permitting

\$612k: \$312k PY, \$50k/year in FY 2023-2027

Strategic Plan: Priority 3.2

- This projects allows for the continued long-term engineering for future landfill cell permitting and engineering needs
- As contemplated with the transition to Transfer Station operational model, this allows the County to maintain permitting practices for future landfill space needs
 - Maintains the County's ability to switch to a landfill operational model as necessary in the future
 - Maintains the undeveloped land on the site for future landfill needs



Leachate/Gas Management

\$3.76m: Prior Years

Strategic Plan: Priority 3.2

Provides for necessary leachate and gas management upgrades to the site

Contemplates long-term onsite leachate management plan including leachate evaporation on-site

Improves existing leachate ponds with repairs and improvements

Project financed in FY 2022



Landfill Closure/Post-Closure

\$24.2 million: \$11.43m in PY, \$12.77 in Future Years

Strategic Plan: Priority 3.2

- Cell 149 Closure is proceeding
 - Waiting for final sign off on the design from the state (mid- FY 2022)
 - Financing issued in Fall 2021
- Cell 575 (includes post-closure costs): Future Years, \$11.8 million
 - Future Years contemplates the closure of additional open cells
 - Future Years also contemplates the ongoing monitoring costs in the post-closure period



Convenience Sites

New Baltimore: \$950K: Future Years

Strategic Plan: Priority 3.2

Provide for the acquisition and development of a new site to address safety and functionality concerns at existing sites

Marshall: \$2.00m: \$400K PY, \$150k in FY 2024, \$1.45m in FY 2025

Purchased property behind current Marshall site to in order to expand the location and create a one-way drive through the facility

Main entrance will be off Whiting Road and exit from facility will be onto Highway 55 to help ease traffic as this is one of the busiest convenience sites



Opal Water System

\$7.3m: \$500k PY and \$6.8m in Future Years

Strategic Plan: Priority 1.1.1

Estimate based on 2017 PER

- Project provides for public water service to the Opal Service District
- Project shifted to future years during previous CIP process



Hydrogeological Studies

Strategic Plan: Priority 5.3

\$2.4m: \$1.2m in PY, \$200k per/year for FY2023-FY2027, \$200k in Future Years

- Funding provides for long-term water resource planning of County
- Funding allows for hydrogeological studies as identified by the BOS
- Funding provided for USGS/Community Development project



Broadband Development

\$15.48m: Prior Years

Strategic Plan: Priority 1.1

- Prior year funds reflect County cash contributions, PATH grants, state funding and \$10.5 million of American Rescue Plan Act funding; prior year planned debt has been removed
- Project seeks to address the areas of County that are unserved and underserved by broadband service
- Anticipated to provide access to Northern and Southern regions of the county with an estimated 12,000 households served
- Project allows for the project management personnel, engineering, permitting, and necessary construction/improvements



Marshall Water System Improvements

\$0.5m: Prior Year

Strategic Plan: Priority 1.1

- Allowed for the engineering and permitting for water system improvements
- Improvements of existing water service delivery system
- Addressed issues of concern including capacity, repair status, and water pressure



Midland/Airport Area Utility Improvements

Strategic Plan: Priority 1.1

\$1.0m: Prior Years

- \$400k in FY 2017 for preliminary engineering
- Cost estimates based on 2016 Timmons study on implementation of public water and sewer service in the area around the Airport and Midland Service District
 - Project assumes a phased approach for the construction of the infrastructure
 - Potential economic development impacts for commercial and industrial growth



Midland/Beauleton Service Districts Improvements

\$5.0m: Future Years

Strategic Plan: Priority 1.1

- Project contemplates the extension of sewer or other related utilities to the services districts
- Placeholder for infrastructure needs for potential commercial or business development
- Service District plans contemplate the construction of public systems for full development concepts



Warrenton-Fauquier Airport Projects

Airport Washrack

\$40k: Prior Years

- Total budget: \$200,000 with DOAV funding of \$160,000
- Project designs and constructs a dedicated wash rack for planes including an oil-water separator to provide runoff and meet DEQ requirements.

Design/Construct/Rehabilitate Runway 15 33

\$315k: \$6k FY 2024 and in FY 2025, \$81k in FY 2026, 95k in FY 2027

- Total budget: \$4.3 million with FAA/DOAV funding of \$4.2 million
- Project designs and construct necessary rehabilitative measures for existing runways as required by DOAV and FAA

Corporate Apron Phase I & II Design/Construction

\$248K: Future Years

Corporate Access Road Design/Construction

\$291k Future Years



School Division Projects

Cedar Lee Middle School Renovations/Expansion

\$20.5 million: PY funds

Taylor Middle School Renovations/Expansion

\$39.9 million: \$4.0m in PY and \$35.9m in FY23

Auburn Middle School Expansion

\$9.94 million: Future Years

Kettle Run High School Expansion

\$3.8 million: Future Years

Additional 8 classrooms at KRHS for future growth needs.

Greenville Elementary School Expansion

\$3.1 million: Future Years

Additional 6 classrooms for future growth needs



FY 2023-2027 Proposed CIP

Grant-funded CIP Projects

These projects are primarily included in the CIP based on VDOT ranking system for grant funded programs (both State and federal grant funding).

- Projects include Revenue Share and Transportation Alternative programs.
- Both funding programs are now on a two-year funding cycle
- FY 2022 received \$680K for Grace Miller SRTS project

Maintains MS-4 projects on County supported public facilities.

- Current project underway was funded majorly through grants and local support from Stormwater Management Fund Balance.

FY 2022 added Lord Fairfax Community College Connector Trail